



"Suffolk Research Service, Inc. is the oldest and largest supplier of Real Estate Data on the East End of Long Island"

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Press Release, For Immediate Release

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East End of Long Island Real Estate Market Shows a *Turnaround Stall in the 2nd Qtr*

Suffolk Research Service, Inc. Releases Comparative 2nd Quarter Market Figures in Years 2006 thru 2010, for the Real Estate Industry of Eastern Long Island

According to George R. Simpson, President of Suffolk Research Service, Inc., the real estate market on the East End of Long Island is showing signs that the upward trend started in 2nd Qtr of 2009 *slowed down in the 2nd quarter of 2010.*

East End Market for Single Family Homes			
Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales
4 th Qtr '09	630,700	790	618
1 st Qtr '10	720,000	784	548
2 nd Qtr '10	710,000	777	636

Mr. Simpson said that all three of the market indicators: Median Price, Unit Sales, and Dollar Sales showed a turnaround in the 2nd quarter of 2009, and continued until the 2nd Qtr of 2010 (over 1st Qtr of 2010). But two of the three market indicators showed a decrease in the 2nd quarter of 2010. Unit sales of single-family homes on the East End have increased by 16% from the 1st quarter 2010 to the 2nd quarter of 2010 (up from 548 units to 638 units). However, Median Price has *decreased* from \$720,000 to \$710,000 (down 1.3%). Dollar sales dropped from \$784 Million to \$777 Million 1st Qtr to 2nd Qtr of 2010.

Second quarter Dollar Sales of single family homes for 2010 in the East End market were up 96.2 % from a year ago. Median Price for the 2nd quarter was up **17.8 %** from 2nd quarter 2009. (Median Price is the middle price when all houses sold are listed in order of price). 2nd Qtr unit sales this year are up to 636 from 344 in 2009, almost a 100% rise from last year.

Median Price changes from 1st Qtr '10 to 2nd Qtr '10 are mixed for the 5 East End towns: to \$925,000 in Southampton - (up 21.7%); \$ 925,000 in East Hampton - (down 2.6%); \$359,000 in Riverhead (up 1.1%); to \$925,000 in Shelter Island (up 8,2%); and to \$447,500 in Southold (down 8.6%) in the 2nd Qtr of 2010.

<http://www.suffolkresearch.com/markets.htm> and on
www.hampton.com/research.ihtml Updated monthly with *latest* market figures.

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Comparative Market Figures, 2nd Quarter, 2006 thru 2010

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Single Family Homes					
All Five Towns 5 Quarters Comparison					
Single Family Residences (Land Use: 210)					
Quarter	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2 nd Qtr '09	590,000	396	344	2.4	32.9
3 rd Qtr '09	612,000	572	477	3.7	44.4
4 th Qtr '09	630,700	790	618	-5.2	54.7
1 st Qtr '10	720,000	784	548	13.2	-1.0
2 nd Qtr '10	710,000	777	636	-1.0	-8.9

Single Family Homes					
All Five Towns 2nd Qtr Market Comparisons - 5 years					
Single Family Residences (Land Use: 210)					
Year 2 nd Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2006	700,000	1,234	909	-	-
2007	825,000	1,244	815	17.9	.8
2008	735,000	860	576	-10.9	-30.8
2009	590,000	396	344	-19.7	-53.9
2010	710,000	777	636	20.3	96.1

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Five Individual Towns – Single Family Residences

Southampton Town 2nd Qtr Market Comparisons - 5 years Single Family Residences (Land Use: 210)					
Year 2 nd Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2006	825,000	700	430	-	-
2007	975,000	768	396	18.2	9.8
2008	891,000	532	257	-8.6	-30.8
2009	760,000	229	162	-14.7	-56.9
2010	925,000	451	294	21.7	96.7

East Hampton Town 2nd Qtr Market Comparisons, 5 years Single Family Residences (Land Use: 210)					
Year 2 nd Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2006	950,000	370	221	-	-
2007	1,125,000	330	199	18.4	-10.9
2008	999,999	194	120	-11.1	-41.
2009	950,000	107	65	-5.	-45.1
2010	925,000	226	159	-2.6	111.2

Riverhead Town 2nd Qtr Market Comparisons - 5 years Single Family Residences (Land Use: 210)					
Year 2 nd Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2006	425,000	62	133	-	-
2007	375,000	43	100	-11.8	-30.9
2008	411,103	49	103	9.6	15.3
2009	355,000	22	57	-13.6	-55.8
2010	359,000	33	92	1.1	52.6

Comparative Market Figures, 2nd Quarter, 2006 thru 2010

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Southold Town 2nd Qtr Market Comparisons - 5 years Single Family Residences (Land Use: 210)					
Year 2 nd Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2006	490,000	63	103	-	-
2007	551,000	71	97	12.4	13.1
2008	507,500	54	79	-7.9	-23.6
2009	450,000	32	53	-11.3	-41.
2010	447,500	50	75	-6	57.5

Shelter Island Town 2nd Qtr Market Comparisons - 5 years Single Family Residences (Land Use: 210)					
Year 2 nd Qtr	Median Price \$	Dollar Sales (\$Millions)	Unit Sales	Percent Increase in Med Price	Percent Increase in \$ Sales
2006	1,150,000	40	22	-	-
2007	845,000	32	23	-26.5	-19.9
2008	1,130,000	31	17	33.7	-4.2
2009	855,000	6	7	-24.3	-79.
2010	925,000	17	16	8.2	161.4

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